

TITLE 11 – DEVELOPMENT CODE

CHAPTER 4 – ZONING DISTRICT REGULATIONS

ARTICLE 6 – MOBILE HOME PARK STANDARDS

- 11-4-601: Intent
- 11-4-602: Area and Density
- 11-4-603: Approval Procedure
- 11-4-604: Required Improvements
- 11-4-605: Special Provisions
- 11-4-606: Special Requirements within the FPO Zone
- 11-4-607: Required Documents

11-4-601 Intent

The intent of this Article is to establish guidelines dealing specifically with the design, construction, and operation of mobile-home parks in the RMHP Zone.

11-4-602 Area and Density

- (1) Mobile-home parks shall have a minimum area of four acres and a maximum area of ten acres.
- (2) Mobile-home parks shall have a maximum density of five (5) dwelling units per acre.

11-4-603 Approval Procedure

The procedure leading to approval of a mobile-home park shall be the same as set forth in Title 14, Subdivision Regulations, of this Code.

11-4-604 Required Improvements

The following improvements shall be constructed by the developer in each mobile-home park, in accordance with City standards as directed by the City Engineer.

- (1) Streets:
 - (a) All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets to each mobile home space.
 - (b) All streets in a mobile home park shall have a paved width of not less than thirty-five (35) feet. All streets shall be constructed in accordance with the standard specification of the City for construction of City streets, including, but not limited to, type and thickness of base, compaction, thickness and type of pavement. No street shall be constructed until the design therefore has been approved by the City Engineer. Before giving such approval, the

Engineer may require submission of the results of California Bearing Ratio tests of the subgrade at such locations as the Engineer may specify.

- (c) All streets shall be designed and constructed to provide adequate surface drainage. The maximum grade on any street within the park shall not exceed eight percent (8%).
 - (d) Dead end streets are discouraged, and when necessary will be allowed only under the following conditions:
 - (i) The dead-end street shall not exceed 250 feet in length measured to the center of the cul-de-sac. Each dead end street shall have a cul-de-sac with a paved diameter of not less than 70 feet.
 - (ii) If a dead end street is intended to continue into a future phase of the mobile home park or connect to a public street, a temporary dead end street with no cul-de-sac may be constructed with a length not greater than one mobile home space.
 - (e) All street intersections within mobile home parks shall be as nearly as practicable at right angles. There shall be no offset intersections or intersections with more than four (4) legs.
- (2) Curb, gutter, and sidewalks.
- (a) All streets in a mobile home park shall have concrete curb, gutter and sidewalk on each side. The curb and gutter shall be two (2) feet in width with a roll-top, drive-over design. The sidewalk shall be five (5) feet in width. The curb, gutter and sidewalk shall have a thickness of six (6) inches throughout the mobile home park. All concrete shall conform to the City's specifications for curb, gutter and sidewalk.
 - (b) Each mobile home space shall be connected to the sidewalk along the street or to a paved parking space by a paved walkway with a width of not less than four (4) feet.
- (3) Parking.
- (a) Each mobile home space shall include a paved parking space with a minimum size of eighteen (18) feet by twenty (20) feet. The parking space shall be paved with concrete and shall be provided with a paved access to the street.
 - (b) Each mobile home park shall also include visitor parking in addition to that required by subsection (a). There shall be a minimum of one (1) space of visitor parking for each four (4) mobile home spaces (or portion thereof) in the mobile home park. All visitors parking shall be located within a reasonable distance of a group of mobile home spaces as approved by the

Planning Commission. Each visitor parking space shall be a minimum of ten (10) by twenty (20) feet.

(4) Sanitary Sewer.

- (a) Each mobile home space shall be provided with a connection to the municipal sanitary sewer system. All such connections shall be constructed and made in accordance with standard City specifications and in compliance with all health regulations.
- (b) All sewer lines within a mobile home park shall be constructed within a street and shall be constructed to standard City specifications for sewer lines in residential subdivisions. Sewer lines shall be of such size as the City Engineer shall determine to be necessary to accommodate anticipated flows.
- (c) All off-site sewer lines and related facilities which may be required as a condition of approval of a mobile home park shall be constructed in accordance with standard City specifications.

(5) Water.

- (a) Each mobile home space shall be provided with a connection to the municipal culinary water system. All such connection shall be constructed and made in accordance with standard City specifications and in compliance with all health regulations.
- (b) All water lines within a mobile home park shall be constructed within a street and shall be constructed to standard City specifications for water lines in residential subdivisions.
- (c) All off-site water lines and related facilities which may be required as a condition of approval of a mobile home park shall be constructed in accordance with standard City specifications.
- (d) Fire hydrants shall be constructed within or adjacent to a mobile home park as required by the Fire Chief to comply with the Fire Code; provided, however, the maximum distance between hydrants, when measured along the street shall be 400 feet.
- (e) The mobile home park may provide a water meter for each mobile home space or a master meter for all water supplied to the mobile home park. Rates and charges for connection to the culinary water system and use thereof shall be as determined by the current rate resolution adopted by the City Council.

- (6) Other Utilities. Each mobile home space shall be provided with underground electric, natural gas, and telephone service. All other utility and communication systems which may be installed shall also be underground.
- (7) Street Lighting.
 - (a) Street lighting within a mobile home park shall be designed and installed as approved by the Planning Commission.
 - (b) Street lighting at potential hazardous locations, such as intersections, steps, or ramps shall be designed and installed as approved by the Planning Commission.
- (8) Storage Area. A mobile home park shall include an area within the mobile home park for the storage of boats, campers, trailers and similar items. The storage area shall include two (2) spaces for every five (5) mobile home spaces (or portion thereof) in the mobile home park, which shall be in addition to all parking required by subsection 11-4-505(3). Each space shall be a minimum of 10 by 20 feet. The storage area shall be enclosed with a view obstructing fence which complies with Article 2 of Chapter 6 of this Title.
- (9) Survey Monuments. Permanent survey monuments shall be installed within each mobile home park to the same extent as required in residential subdivisions.
- (10) Lot Requirements.
 - (a) Each mobile home space shall be a minimum of three-thousand (3,000) square feet in area.
 - (b) Each mobile home space shall abut on a street within the mobile home park for a distance of not less than forty (40) feet.
 - (c) Not more than one mobile home or dwelling unit shall be placed upon each mobile home space.
 - (d) Each mobile home space shall have a front yard of not less than ten (10) feet measured from the back of the sidewalk. The towing hitch of the mobile home shall not project into the required front yard.
 - (e) Each mobile home space shall have a rear yard of not less than five (5) feet.
 - (f) Each mobile home space shall have a side yard on each side of not less than five (5) feet. Provided, however, that on a corner space the side yard adjacent to the street shall be not less than ten (10) feet; except that when the side yard is adjacent to a public street not within the mobile home park, the side yard shall be thirty (30) feet.

- (g) Accessory buildings shall be located at least twenty (20) feet from the back of the sidewalk. An accessory building may be located on the side or rear line of a space provided it is located more than forty (40) feet from the street, is located more than ten (10) feet from any mobile home or dwelling unit on the space or any adjacent space or property line, has not openings on the side or sides contiguous to the space boundaries, and discharges not roof drainage onto the adjoining space. All other accessory buildings shall be located at least five (5) feet from the space boundary.
- (11) Solid Waste Collection and Disposal. Solid waste collection and disposal shall be provided by the City.
- (12) Landscaping. A ten (10) foot open area around the park perimeter shall be installed in addition to any required yard areas.
- (13) Site Plan. Each mobile home park shall be constructed only in strict compliance with a site plan approved by the Planning Commission. Such site plan shall show compliance with the foregoing requirements set forth in this Article and compliance with all other provisions of City Ordinance. The site plan shall also show; all recreational areas and other amenities, common areas, drainage and flood control structures and facilities, fences, walls, hedges, and any other matters deemed by the Planning Commission to be necessary for proper review of the proposed mobile home park.

11-4-605 Special Provisions

- (1) Prerequisite to the operation of any mobile-home park shall be the obtaining of an annual license which shall be issued only after inspection by the Health Department. It shall be unlawful to operate a mobile-home park without first obtaining a license, and said license shall be refused or revoked upon failure of the owner or operator to maintain the park in accordance with the standards and requirements as herein set forth.
- (2) Each space within a mobile-home park shall be used for only one mobile home at the same time and shall not be used as a transient mobile-home site. No lot or space shall be rented or leased for a period of less than thirty (30) days.

11-4-606 Special Requirements within the FPO Zone.

All mobile-home park developments within the FPO(A, AH, A1-30) subzone shall comply with the following:

- (1) All mobile-home parks or additions thereto and all existing mobile parks, where repair, reconstruction, or improvement of the streets, utilities, and pads will equal or exceed 50% of the value of the streets, utilities and pads before the repair, reconstruction, or improvement, must provide that each mobile-home site shall be

elevated on compacted fill so that the lowest floor of the mobile home will be at or above the base flood level in the FPO(A, AH, A1-30) subzone.

- (2) All mobile homes within those subzones shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors as follows:
 - (a) Over-the-top ties shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, except that mobile homes less than 50 feet long shall require only one additional tie per side.
 - (b) Frame ties shall be provided at each corner of the mobile home with five additional ties per side at intermediate points, except that mobile homes less than 50 feet long shall require only four additional ties per side.
 - (c) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
 - (d) Any additions to the mobile home shall be similarly anchored.
- (3) All mobile home parks and mobile home developments located within the FPO Zone shall be designed so as to provide adequate surface drainage and access for a hauler.

11-4-607 Required Documents.

In addition to those plans and documents required by Article 2 of this Chapter, the following documents shall be prepared and submitted by the developer for each mobile home park:

- (1) Covenants, conditions, and restrictions (CC&R's) and management policies.
- (2) Management agreement.
- (3) Documents tendering water rights to the City.